



COUNTRYSCENE

Penshurst is a picture postcard village on the northern slopes of the Weald, west of Tonbridge, Kent

Surrounded by glorious countryside, the village has a church, tea rooms, doctors surgery, garage and Post Office, and it is also known for the ancestral home Penshurst Place and Gardens, a 14th century manor house which was once owned by King Henry VIII.

Traditions such as cricket, still played on one of England's oldest pitches in Penshurst, and the village fete, are still very much part of the community.

In the centre of the village is a distinctive and elegant Grade II listed house called Colquhouns (above), which has come to the market through Savills for the first time in 38 years.

Colquhouns is believed to date from the late 18th century with later additions, including the Georgian façade to the front. The name of the house is derived from James Colquhoun, Counsel General for the Hanse Ports, and his son, Sir Patrick Colquhoun QC, who lived there between the 1820s and 1890s. The Scottish Clan Colquhoun's traditional lands are on the western shore of Loch Lomond.

The house offers well-proportioned accommodation arranged over three floors, with four reception room and six bedrooms.

Features include multi-pane sash windows, exposed wooden floors, high ceilings, deep skirting boards, ceiling roses, cornice and fireplaces, some of which have elaborate carved marble surrounds.

The part-walled gardens are a delightful feature of the property and have a southerly aspect with a terrace, level area of lawn, an informal garden, compost area and garden shed.

Guide price: £1,250,000. For more information, contact Savills Sevenoaks on 01732 789701

COUNTRY VIEW

Oliver Hodges, Savills Sevenoaks, highlights the variations in value of the typical terraced house



A terrace of housing typically describes a row of identical or mirror-image linked properties. But Savills new analysis suggests that not all terraced houses are identical in terms of value, with an end-of-terrace worth up to 18 per cent more.

Savills Research has compared the average price of all terraced house sales recorded by the Land Registry in 2015 to the average paid for a No 1, end-of-terrace house in the same region.

The average price of an end-of-terrace in the south east is £302,346, compared to an average terrace price of £264,668, representing a 14.2 per cent premium.

The highest end-of-terrace premium is found in the West Midlands and the North West, where buyers paid an average 18 per cent more for a No 1 house.

Unsurprisingly, London has the highest value terraced houses, averaging £603,563 last year. An end-of-terrace in the capital averaged £691,218, or 14.5 per cent more.

Why the premium? An end-of-terrace often has the potential to extend sideways, may have greater light from side windows, lower risk of disturbance from neighbours and may even be slightly wider than other properties in the road.